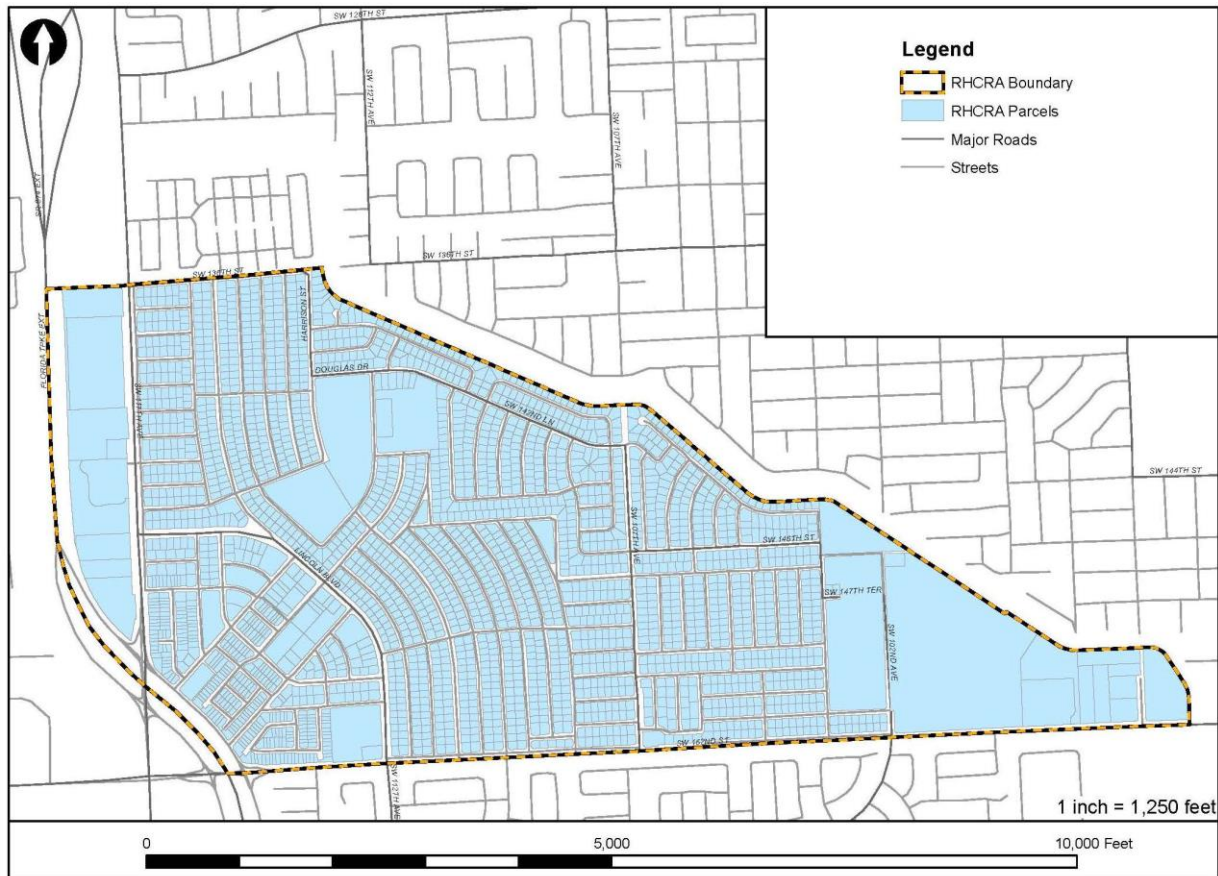


# Richmond Heights CRA Finding of Necessity Public Input

November 18, 2015



- A district established by the Miami-Dade County Commission that identifies issues that impede economic development and manages projects that are designed to correct those conditions.
- Permitted under State Legislation (Chapter 163).
- Determine if the area meets the State definition of slum and blight.
- Funding is through Tax Increment Financing (TIF) which is based on the additional Taxable Value of the District. The current Taxable Value is frozen and the CRA receives the taxes generated by the added Taxable Value.
- Property owners will not pay any additional taxes due to the existence of the CRA.
- Funds generated by the CRA must be spent within the boundaries of the CRA.
- Lifespan of up to 30 years.

What is a CRA?

## **SLUM CRITERIA**

- a) Inadequate provision for ventilation, light, air, sanitation or open spaces**
- b) High density of population**
- c) Existence of conditions that endanger life or property by fire or other causes**

## **BLIGHT CRITERIA**

### **DETERIORATED STRUCTURES**

**At least two other conditions (out of 14)**

- a) Defective street layout**
- b) Low increase in Taxable Values**
- c) Faulty lot layout**
- d) Unsanitary or unsafe conditions**
- e) Deterioration of improvements**
- f) Inadequate density patterns**
- g) Falling lease rates**
- h) Tax delinquencies**
- i) Vacancy rates higher**
- j) High Crime Rate**
- k) High Fire/ EMS rates**
- l) High Violations of Building Code**
- m) Diverse ownership**
- n) Government owned lands with environmental conditions**

# Unsafe Structures





# Deteriorated Structures - Buildings



## Deteriorated Structures - Residential





# Deteriorated Structures - Roadways



# Deteriorated Structures – Fences/Walls





## Deteriorated Structures - Sidewalks



## Deteriorated Structures - No Driveways



## Deteriorated Structures - Drainage





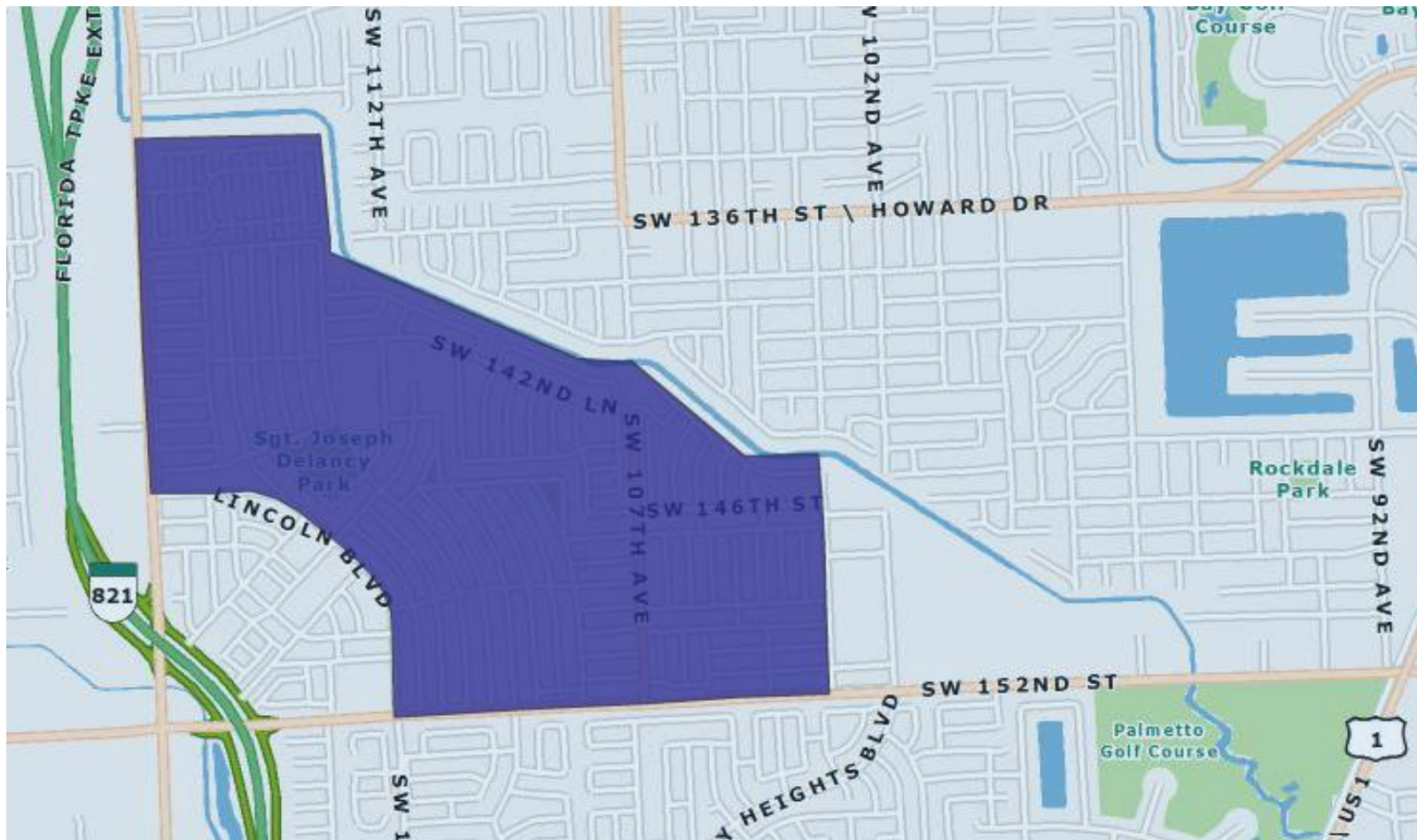
- From 2010 to 2015, Miami-Dade County experienced an increase in property values of 19.85%
- From 2010 to 2015, Richmond Heights experienced an increase in property values of 5.99%

Property Values  
Not Keeping up  
with the  
County-wide  
Figures

- **Curb and Gutter (install 285,970 feet)**
- **Roadways (restore 359,156 feet,)**
- **Sidewalks (install 15,578 feet)**
- **Drainage (install 94,734 feet)**
- **Other Activities**
  - Sanitary Sewer
  - Lighting
  - Structures
- **Total Cost \$70.3 million,**

**Unsafe or  
Unsanitary  
Conditions**

# Brownfields





- The crime rate for Emergency and Priority responses for the proposed CRA area is 66.5 calls per thousand population per year.
- The crime rate for Emergency and Priority responses for the entire unincorporated Miami-Dade County is 50.2 calls per thousand population per year.

Higher Crime  
Rates

- **Total number of calls in proposed CRA area = 35.1 per one thousand population.**
- **Total number of calls in the entire County service area = 19.2 per one thousand population**

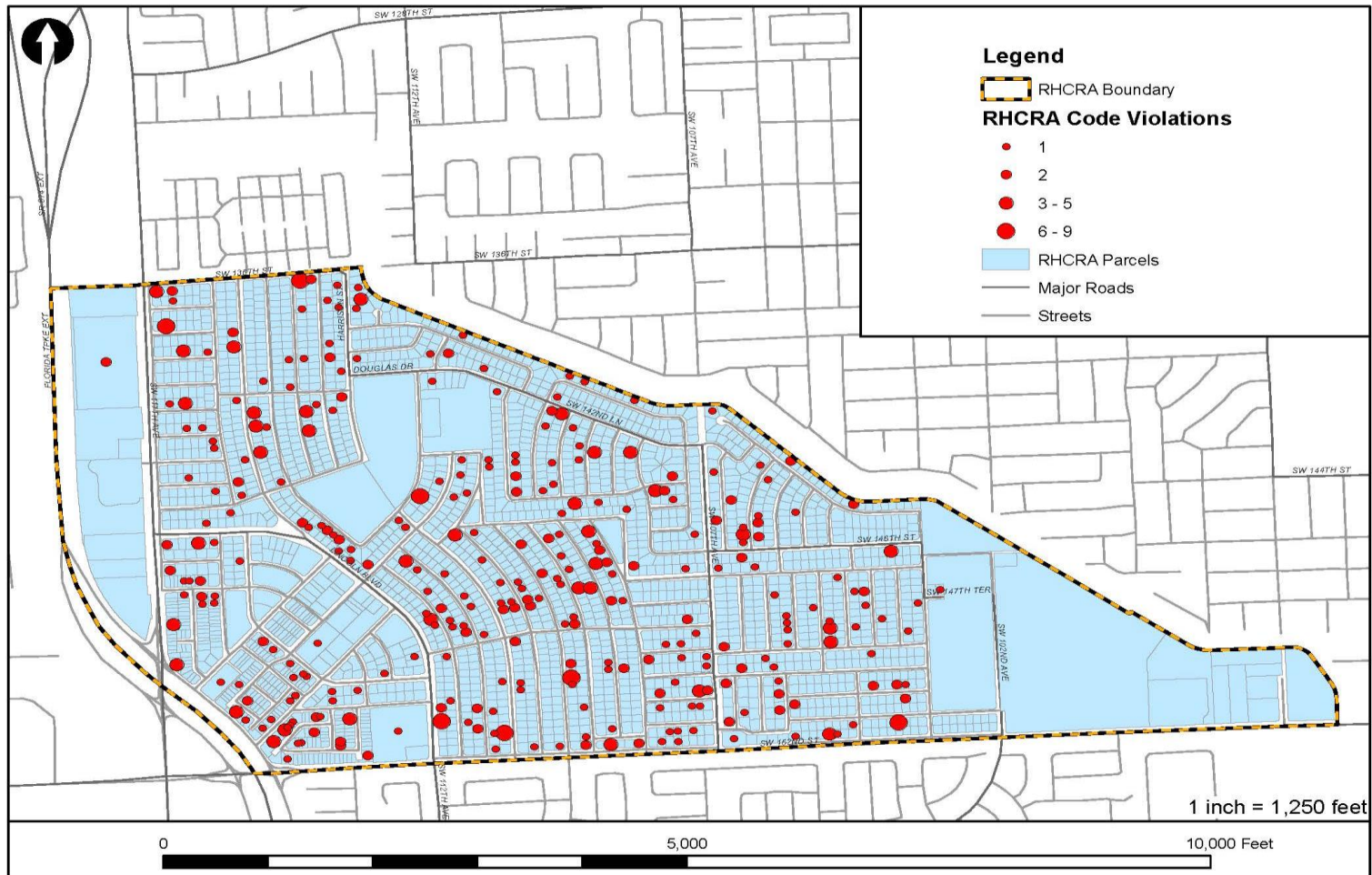
**Higher  
Fire/EMS Rates**

- **Total number of Code Violations in proposed CRA area = 200.9 per one thousand properties.**
- **Total number of calls in the entire County service area = 83.7 per one thousand population**

**Code Violations**



# Violations of Building Code



- **Potential Richmond Heights CRA area meets all three criteria for Slum designation**
- **Potential Richmond Heights CRA area meets 9 out of 14 criteria for Blight designation**

Summary

- **Comment on the issues in the community and on the proposed CRA**

Public Input

- **Complete the Study are forward to the County**
- **County TIF Committee reviews the Study**
- **Presented to the County Commission for discussion and approval**
- **Establish CRA**
- **Prepare a Redevelopment Plan with community input**



Next Steps